



**Flat 4 Heron House,
Coventry, CV3 1HX**

Asking Price £139,995

For Sale



2



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- Rarely available First floor spacious apartment
- Gas central heating & double glazing
- Security entrance
- Hall, big Lounge with Dining area
- Well fitted Kitchen
- 2 Double bedrooms, big bathroom
- Parking and Garage

Location: Located at the corner of Church Lane and Binley Rd, No 4 lies in the very popular development, well placed for buses and shops.

**Paul
Chillingsworth
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Email: enquiries@covagent.co.uk

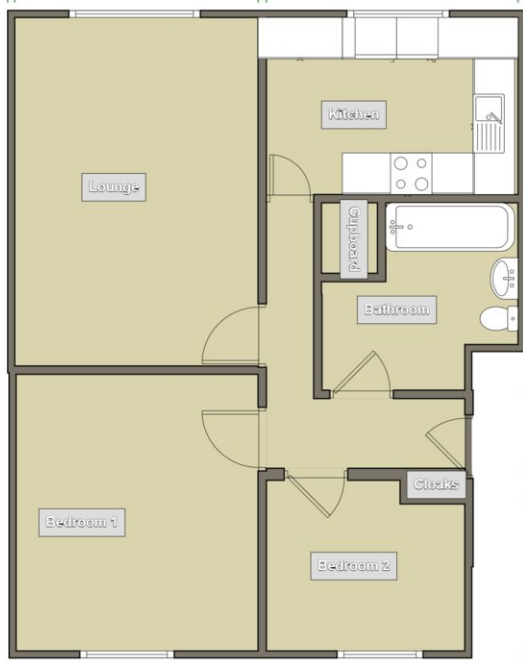
Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



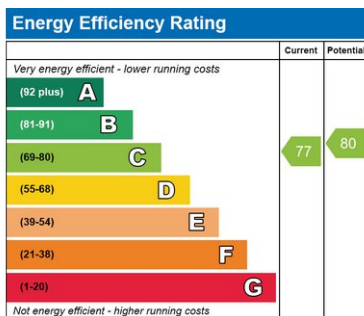
Located at the corner of Church Lane and Binley Rd, No 4 lies in the very popular development, well placed for buses and shops.

The property is well presented with large modern kitchen and bathroom, 2 big double bedrooms and a spacious lounge. There are surrounding gardens, parking and a garage.

Main entrance	With entry phone security system and stairs to the first floor
Hall	Central heating radiator, cloaks cupboard plus further large built in cupboard.
Lounge with Dining Area	5.16 x 3.52 - (16'11" x 11'7") with central heating radiator and uPVC double glazed window
Well fitted Kitchen	2.56 x 3.64 - (8'5" x 11'11") with comprehensive range of modern units with roll edge worktops, ceramic hob with built under oven and stainless steel chimney hood, integrated washing machine, fridge and freezer and tall larder units
Bedroom 1	4.28 x 3.50 - (14'1" x 11'6") with Central heating radiator and uPVC double glazed window
Bedroom 2	2.87 x 2.56 - (9'5" x 8'5") with uPVC double glazed window, central heating radiator and built in wardrobe cupboard
Bathroom	With modern fitted suite comprising bath with direct shower mixer, vanity unit with basin and cupboards below, low level wc. Full height tiling, extractor and central heating radiator
Outside	The block is set amidst well tended gardens with a large parking area. There is a garage (2nd from the left) included with the property

Tenure	Leasehold , on a 999 year lease with 955 years remaining- Ground rent- Peppercorn
Service Charge	A charge of £80 per month is payable to cover maintenance, cleaning and block insurance
Council Tax	Band B

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.



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